

City Council
Atlanta, Georgia

02-0-2181

AN ORDINANCE
BY: ZONING COMMITTEE

Z-02-89
DATED FILED: 11-12-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **3714 Peachtree Road, N.E./3705 Vermont Road, N.E. and 3718-3730 (aka 3724) Peachtree Road, N.E.** be changed from the **RG-2 (Residential General-Sector 2) and R-3 (Single-Family Residential)** Districts, to the **RG-3-C (Residential General-Sector 3-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 10 of the 17th District, **Fulton** County, Georgia being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

C-6

Legal Description

3714 Peachtree Road/3705 Vermont Road (Tract 1)

All that tract or parcel of land lying and being in Land Lot 10 of the 17th District of Fulton County, Georgia, being part of Lots 5 and 6 of the Subdivision of the Point Peachtree Co. Property as per plat thereof recorded in Plat Book 8, page 94, Fulton County, Georgia Records, and being more particularly described as follows:

BEGINNING at the corner formed by the intersection of the northwesterly side of Peachtree Road with the northeasterly side of Vermont Road, and running thence in a northwesterly direction along the northeasterly side of Vermont Road, 299 feet to the southerly line of property now or formerly owned by T. R. Garlington; thence in a northeasterly direction along the southerly line of said property now or formerly owned by T. R. Garlington, 195.2 feet to the westerly line of Lot 7 of said; thence in a southeasterly direction along the westerly line of said Lot 7, 284.6 feet to the northwesterly side of Peachtree Road; thence in a southwesterly direction along the northwesterly side of Peachtree Road, 200 feet to the point of beginning; being improved property known as No. 3714 Peachtree Road, N.E. and No. 3705 Vermont Road, N.E., according to the present system of numbering in the City of Atlanta; said property being more particularly shown on Plat of Survey prepared by C. R. Roberts, Registered Engineer, dated March 14, 1962.

(Source: Warranty Deed, Fulton County Records, Book 5125, Page 376)

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Legal Description

3718 – 3730 Peachtree Road (Tract 2)

All that tract or parcel of land, with all improvements located thereon, lying and being in the City of Atlanta in Land Lot 10 of the 17th District of Fulton County, Georgia, being all of Lots 7 and 8 and parts of Lot 9 and 10 as shown on a plat designated "Subdivision of the Point Peachtree Co. Property", made by Knox T. Thomas, Civil Engineer, dated March, 1913 and revised July, 1916, reduced and redrawn by O. F. Kaufman & Bro., July, 1917, recorded in Plat Book 8, page 94, Fulton County Records, and being more particularly described as follows:

BEGINNING at a point on the northwesterly right of way line of Peachtree Road, 1,955 feet easterly and northeasterly, as measured along the northerly and northwesterly right of way line of Peachtree Road and following the curvature thereof, from the corner formed by the northerly right of way line of Peachtree Road and the east right of way of Peachtree-Dunwoody Road, formerly known and shown on said plat as Dunwoody Road, which point of beginning is also 200 feet northeasterly, as measured along the northwesterly right of way line of Peachtree Road, from the corner formed by the northwesterly right of way line of Peachtree Road and the northeasterly right of way line of Vermont Road, and which point of beginning is also at the most easterly corner of Lot 6 as shown on said plat; thence running north 67 degrees 45 minutes 20 seconds east along the northwesterly right-of-way line of Peachtree Road, 265 feet to an iron pin, which iron pin is located at the southwestern corner of property conveyed to Arthur C. Akin by Warranty Deed recorded in Deed Book 2591, page 312, Fulton County Records; thence running north 28 degrees 03 minutes 40 seconds west along the southwesterly line of said property so conveyed to Arthur C. Akin, 400 feet to an iron pin at the westernmost corner of said property so conveyed to Arthur C. Akin; thence running north 58 degrees 49 minutes 45 seconds east along the northwestern line of said property as conveyed to Arthur C. Akin, 150 feet to an iron pin at the northeastern corner of said property so conveyed to Arthur C. Akin; thence running north 28 degrees 07 minutes 30 seconds west, 165.46 feet to an iron pin; thence running south 89 degrees 30 minutes 20 seconds west, 364.33 feet to an iron pin located on the northeasterly line of Lot 6 as shown on said plat above referred to; thence running south 20 degrees 52 minutes 05 seconds east along the northeasterly line of said Lot 6, 721 feet to a point on the northwesterly right of way line of Peachtree Road at the point of beginning.

(Source: Warranty Deed, Fulton County Records, Book 5073, Page 186)

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